

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Graham Lord

15 Nabbs Way

Greenmount

Bury

BL8 4EA

PART 1 - Particulars of Application

Application Number: 71421

Date of Registration: 14/01/2025

Proposal:

Variation of conditions 2 (approved drawings) and 3 (approved materials) of planning permission 68903: Reduce the building footprint and construct in blockwork with render finish rather than Siberian larch timber cladding

Location:

Greenmount Nursery School, Brandlesholme Road, Tottington, Bury, BL8 4DS

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than 12 December 2025.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings:

Location Plan (Dwg No. 203.110 Rev. A)
Block Plan (Dwg No. 203.111 Rev. A)
Elevations (Dwg No. 203.102 Rev. D)
Elevations - Sheet 2 of 2 (Dwg No. 203.108 Rev. B)
Floor Plans (Dwg No. 203.109 Rev. A)
Sections (Dwg No. 203.101 Rev. A)
and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.
- 3 All external finishing materials for the proposal hereby approved shall be as detailed within the approved application particulars and as indicated within the email from the

applicant, dated the 12/02/2025.

Reason. To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2: 'Townscape and Built Design' of the Bury Unitary Development Plan and the National Planning Policy Framework.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/2 EN1/2 - Townscape and Built Design
EN1/1 EN1/1 - Visual Amenity
NPPF National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 14/03/2025